

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: JAMES W. FISHER
name
2504 INVERNESS POINT DRIVE
address
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Book 2000-13035

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS 04/20/2000-13035
10:55 AM CERTIFIED

That in consideration of THREE HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED
THIRTY DOLLARS (\$344,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
KENNETH DREON AND WIFE, YVONNE DREON

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES W. FISHER
AND REBECCA L. FISHER

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

LOT 2, BLOCK 4, ACCORDING TO THE PLAT OF INVERNESS POINT, PHASE II, A
SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 13, PAGE 19, IN THE OFFICE
OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- General and special taxes or assessments for 2000 and subsequent years not yet due and payable.
- Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 365, Page 785.
- Release of damages as set out in instrument(s) as recorded in Real Volume 353, Page 643 and Book 272, Page 262
- Declaration of Protective Covenants of Inverness Point, a Residential Subdivision in Book 209, Page 890.
- A 35 foot building line from front lot line; 10 foot building lines from sides lot lines and a 30 foot building line from rear lot line, as shown on recorded map.
- Restrictions appearing of record in Book 221, Page 275; Book 226, Page 837; Book 232, Page 3; Book 237, Page 700 in Shelby County, Alabama; Real Volume 3524, Page 901; Real Volume 3524, Page 957; Real Volume 3573, Page 281 and Real Volume 3592, Page 735 in Jefferson County, Alabama.
- Agreement as recorded in Book 222, Page 377, Shelby County, Alabama.
- Terms and Conditions of Easement Agreement in Book 169, Page 384, Shelby County, Alabama; and Real Volume 3318, Page 27 and Real Volume 3502, Page 848, Jefferson County, Alabama.
- \$200,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th day of April, 2000.

(Seal) Kenneth Dreon (Seal)
KENNETH DREON

(Seal) Yvonne Dreon (Seal)
YVONNE DREON

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that KENNETH DREON AND WIFE, YVONNE DREON whose name(s) is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, A.D. 2000

Gene W. Gray, Jr.
Notary Public